065.0	0004	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	733,000 / 733,000
					USE VALUE:	733,000 / 733,000
					ASSESSED:	733,000 / 733,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		KIMBALL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JEON JONGHO
Owner 2:	SHIN HEE YOUNG
Owner 3:	
Street 1:	45 KIMBALL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	EDWARDS JACOB S -
Owner 2:	GEORGES NINA J -
Street 1:	45 KIMBALL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,381 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1492 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5381.000	321,000	5,000	407,000	733,000
Total Card	0.124	321,000	5,000	407,000	733,000
Total Parcel	0.124	321,000	5,000	407,000	733,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.29 | /Parcel: 491.2

Legal Description

User Acct 41840

GIS Ref

GIS Ref

Insp Date 04/15/14

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 065.0-0004-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	321,100	5000	5,381.	407,000	733,100	733,100	Year End Roll	12/18/2019
2019	101	FV	251,400	5000	5,381.	377,900	634,300	634,300	Year End Roll	1/3/2019
2018	101	FV	251,400	5000	5,381.	377,900	634,300	634,300	Year End Roll	12/20/2017
2017	101	FV	251,400	5000	5,381.	331,400	587,800	587,800	Year End Roll	1/3/2017
2016	101	FV	251,400	5000	5,381.	302,300	558,700	558,700	Year End	1/4/2016
2015	101	FV	203,500	5000	5,381.	267,500	476,000	476,000	Year End Roll	12/11/2014
2014	101	FV	197,600	5000	5,381.	252,900	455,500	455,500	Year End Roll	12/16/2013
2013	101	FV	197,600	5000	5,381.	240,700	443,300	443,300		12/13/2012

!5621!

PRINT

Date	Time
12/10/20	20:29:01

LAST REV

Date	Time
02/25/20	08:36:34
mmcmakin	
5621	

USER DEFINED

Prior Id # 1:	41840
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EDWARDS JACOB S	73920-258	1	12/30/2019		790,000	No	No		
CLEVELAND RUTH	44364-273		12/23/2004		425,000	No	No		
CLEVELAND RUTH/	43184-399		6/30/2004	Family	1	No	No		
CLEVELAND RUTH	31210-514		3/14/2000	Family	10	No	No	4	
	21493-127		10/1/1991		155,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/2013	967	Addition	132,055					
8/29/1994	447	Manual	5,900					SIDING/WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
2/25/2020	SQ Returned	MM	Mary M
1/23/2020	SQ Mailed	MM	Mary M
4/15/2014	Measured	PC	PHIL C
7/15/2013	Info Fm Prmt	EMK	Ellen K
2/18/2009	Meas/Inspect	372	PATRIOT
4/27/2005	MLS	MM	Mary M
2/12/2000	Inspected	263	PATRIOT
1/13/2000	Mailer Sent		
10/12/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5381		Sq. Ft.	Site		0	70.	1.08	12									406,999						407,000	

Total AC/HA: 0.12353 | Total SF/SM: 5381 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 406,999 | Spl Credit | Total: 407,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	100974
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	359892
Depreciation:	38868
Depreciated Total:	321023

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

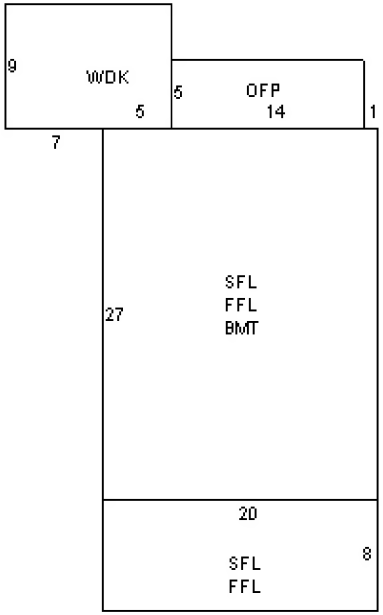
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	167.05
Special Features:	0	Val/Su Net:	156.74
Final Total:	321000	Val/Su SzAd	241.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	700	167.050	116,932
SFL	Second Floor	630	167.050	105,239
BMT	Basement	540	59.890	32,338
WDK	Deck	108	15.110	1,631
OFP	Open Porch	70	39.670	2,777

Net Sketched Area:	2,048	Total:	258,917
Size Ad	1330	Gross Are	2118	FinArea	1492
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 065.0-0004-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	G	GD	1925	33.22	T	30	101			5,000			5,000

More:	N	Total Yard Items:	5,000	Total Special Featues:		Total:	5,000